



Shipbourne Road, Tonbridge, Kent, TN10

Guide Price £425,000

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Offered for sale is this three-bedroom semi-detached house situated on the North side of Tonbridge. Internally the property comprises entrance hallway, living / dining room, kitchen and family bathroom. Upstairs there are three bedrooms, two doubles and one single. Outside there is a driveway to the front offering off road parking for multiple vehicles. To the rear there is a large garden offering a fantastic opportunity for someone to put their own stamp on it. There is also potential for the property to be extended, subject to the necessary planning consents. The property benefits from its location, being within close proximity to the town centre and high street, mainline station and many local primary, secondary and grammar schools that Tonbridge has to offer. The property is being sold with no onward chain and requires modernisation. An internal inspection comes highly recommended.

Semi-Detached Home

Three Bedrooms

Living Room / Dining Room

Kitchen

Family Bathroom

Large Rear Garden

Driveway

Close Proximity To HS & MLS

No Onward Chain

Requiring Modernisation





## LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

## ADDITIONAL INFORMATION:

Council Tax Band D

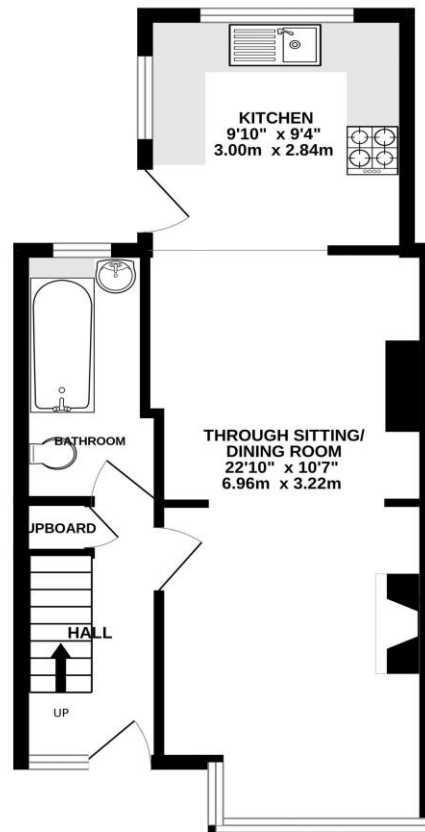
Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

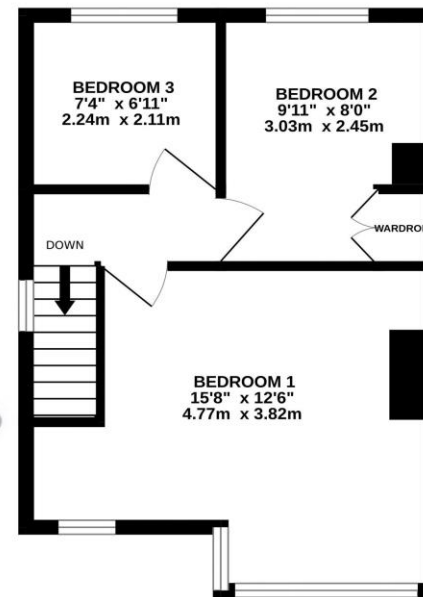


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GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



SHIPBOURNE ROAD TONBRIDGE

TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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